

SITE LOCATION: 1248 Ashland Street**AGENDA ITEM: II.s****HISTORIC DISTRICT:** Houston Heights West**HPO File No. 140220****Owner:** David and Afton Byrne**Applicant:** Adam Wells, EDG**Date Application Accepted:** 1/29/2014**90-day Waiver:** N/A**SITE INFORMATION:**

West 62.8 ft of lots 34, 35, and 36, Block 182, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a one-story single family residence situated on a 6,280 square foot (62.8 ft by 100 ft) corner lot.

TYPE OF APPROVAL REQUESTED: Alteration – One and two-story addition to a contributing one-story residence.

The applicant proposes to construct a 1,565 square foot one-story side addition and second story addition to a one-story 1,657 single family residence. The second story addition will begin approximately 15' back from the façade facing Ashland Street and 7' back from the façade facing W 13th Street. The proposed addition will feature a cross gable roof, 2-over-2 wood sash windows, and will be clad with wood beveled lap siding to match the existing residence. See History and Significance for more information on previous alterations to the structure.

Project Details:

- **Shape / Mass:** The existing residence has a 'T' shaped footprint that measures 50'-10" wide and 52'-9" deep. The existing residence has an eave height of 10' and a ridge height of 19'. The residence features a partial width front porch that measures 14' wide and 7'-7" deep.

The proposed addition will begin 29' back from the front (Ashland Street) façade on the first floor and will extend 4'-5" to the south. The second story addition will begin 15' back from the Ashland façade and 7' from W 13th St. The addition will measure 36'-2" wide and 37'-2" deep. The addition will have an eave height of 19' and a ridge height of 24'-9".

- **Setbacks:** The existing house is located close to the property line on both street-facing elevations. The setback from Ashland Street is 7' and from W 13th St is 5'-9". Remaining setbacks are 43'-4" from the south property line, and 3'-1" from the east property line.

The proposed addition will be setback 36' from the Ashland Street property line, 17' from the W 13th Street property line, 38'-11" from the south property line, and 3'-1" from the east property line on the first floor.

The second floor is setback 22' from Ashland Street property line, 12'-9" from W 13th Street property line, 43'-4" from the south property line, and 3'-1" from the east property line.

- **Roof:** The existing residence features a cross gable roof with a 9 over 12 pitch. The roof features closed soffits and is clad with composite shingles. The front gables feature circular roof vents.

The proposed addition will feature a cross gable roof with a 7 over 12 and 4 over 12 pitch. The roof will feature closed soffits and will be clad with composite shingles to match the existing roof.

CERTIFICATE OF APPROPRIATENESS

HAHC ACTION: Denial**BASIS FOR ISSUANCE:** -**EFFECTIVE:****Planning Official****Date**

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office staff prior to submittal to permitting. Call 713-837-7963 to set up an appointment.

SITE LOCATION: 1248 Ashland Street**AGENDA ITEM: II.s****HISTORIC DISTRICT:** Houston Heights West**HPO File No. 140220**

- Exterior Materials: The residence is clad with wood beveled lap siding. The existing beveled lap siding will be retained. The existing front porch features square wood columns and wood balustrade and will not be modified.

The proposed addition will be clad with wood beveled lap siding to match the existing residence.

- Window / Doors: The existing residence features wood 2-over-2 single hung sash windows. The residence features a single lite wood paneled entry door and non-original single lite entry doors and french doors.

The proposed addition will feature 2-over-2 wood double hung sash windows and single lite french doors.

- Foundation: The existing residence is built on a pier and beam foundation with a 2' foundation height.

The proposed addition will be built on a pier and beam foundation and the attached garage will be built on a slab foundation. The pier and beam foundation will have an eave height of 2', to match the existing residence.

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap, must be retained in place, except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures, and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing the materials. A revised COA may be required.

Elevation Details:

- West Elevation (front facing Ashland St): The front elevation features seven 2-over-2 wood sash windows and a partial width front porch that features square wood columns and wood balustrade.

The proposed addition will feature a 2-over-2 sash window on the first floor and a 2-over-2 sash window on the second floor.

- North Elevation (facing W.13th St): The existing elevation features a single lite wood paneled front entry door, two 2-over-2 sash windows, and a non-original single lite entry door. The residence also features a non-original carport.

The non-original single lite entry door will be replaced with a 2-over-2 sash window. The proposed addition will feature a sectional overhead garage door on the first floor. The second floor will feature two single lite fixed windows and two 2-over-2 sash windows.

- South Elevation (facing side property line): The existing elevation features two 2-over-2 sash windows, a set of single lite french doors, and a single lite entry door.

A 2-over-2 sash window will be installed on the southwest corner of the existing elevation. The proposed addition will feature three sets of single lite french doors on the first floor. The second floor will feature three 2-over-2 sash windows and set of single lite french doors. The second floor also features a balcony measuring 10' wide and 5'-10" deep.

- East Elevation (facing rear property line): The existing rear features two 2-over-2 sash windows and a non-original single lite entry door.

The rear of the proposed addition will feature two 2-over-2 sash windows on the first floor and two 2-over-2 sash windows on the second floor.

HISTORY AND SIGNIFICANCE:

CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street**AGENDA ITEM: II.s****HISTORIC DISTRICT:** Houston Heights West**HPO File No. 140220**

The property is contained within the boundary of the Houston Heights Historic District West. At the time of the district survey, the one-story folk cottage-style residence constructed circa 1910, was classified as 'potentially contributing' to the district.

Based on the Sanborn Fire Insurance maps the original structure had a 'T' shaped footprint which remained unchanged from the 1919 map to the 1924-1951 map. The applicant provided tax assessment records that show that the one -story front gable portion located on the northwest corner dates back to the original structure on the lot shown in the 1919 Sandborn Fire Insurance map. The residence has had numerous addition and alterations carried out since the 1950s.

PUBLIC COMMENT: No public comment received.

APPROVAL CRITERIA**Sec. 33-241(a). EXTERIOR ALTERATION, REHABILITATION, RESTORATION AND ADDITION**

HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|-----|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property;
<i>The historical character of the property is a one-story house. The house itself has setbacks of less than 10' from both street frontages. The proposed second story addition begins only 7' from the W 13th elevation and 15' from the Ashland St elevation, which overpowers the original historic portion of the residence therefore does not retain or preserve the historic character of the property.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The distinguishing qualities and character of the historic structure will be lost due to the location of the addition; 15' back from the front façade and 7' from the north façade. The proposed addition overpowers the existing character of the residence and the original historic portion located on the northwest corner.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) | The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (8) | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or |

CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street**AGENDA ITEM: II.s****HISTORIC DISTRICT:** Houston Heights West**HPO File No. 140220**

site;

The proposed addition will begin 15' back from the front façade and will be built 7'-1" on to the original portion of the historic residence. The second story could easily be shifted to the southeast portion of the proposed new footprint where it will not impair the original portion of the historic residence.

- ☐ ☒ ☐ (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
- The proposed addition will begin 15' back from the Ashland façade and 7' from W 13th St, and will be built above 2/3 of the original portion of the historic residence. The location of the addition overpowers the existing structure and is not subordinate to the original historic structure. The applicant is also proposing a one-story addition at the southeast section of the house. The second story could easily be shifted to the portion of the proposed new footprint where it will not impair the original portion of the historic residence and will have significantly less visual impact from the street.***
- ☒ ☐ ☐ (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
- ☐ ☐ ☐ (11) The proposed activity will comply with any applicable deed restrictions.

STAFF RECOMMENDATION: Denial of the COA

The proposed addition does not meet criteria 1, 4, 8, and 9. The proposed new second story is located on top of the historic portion of the house very close to the front façade and is highly visible from both street frontages. The applicant proposes to also build a one-story addition at the southeast corner of the house, which is a more appropriate location for the new second-story. The addition should be subordinate to the existing structure and should have minimal impact on the original historic portion of the structure located on the northwest corner of the lot.

CERTIFICATE OF APPROPRIATENESS

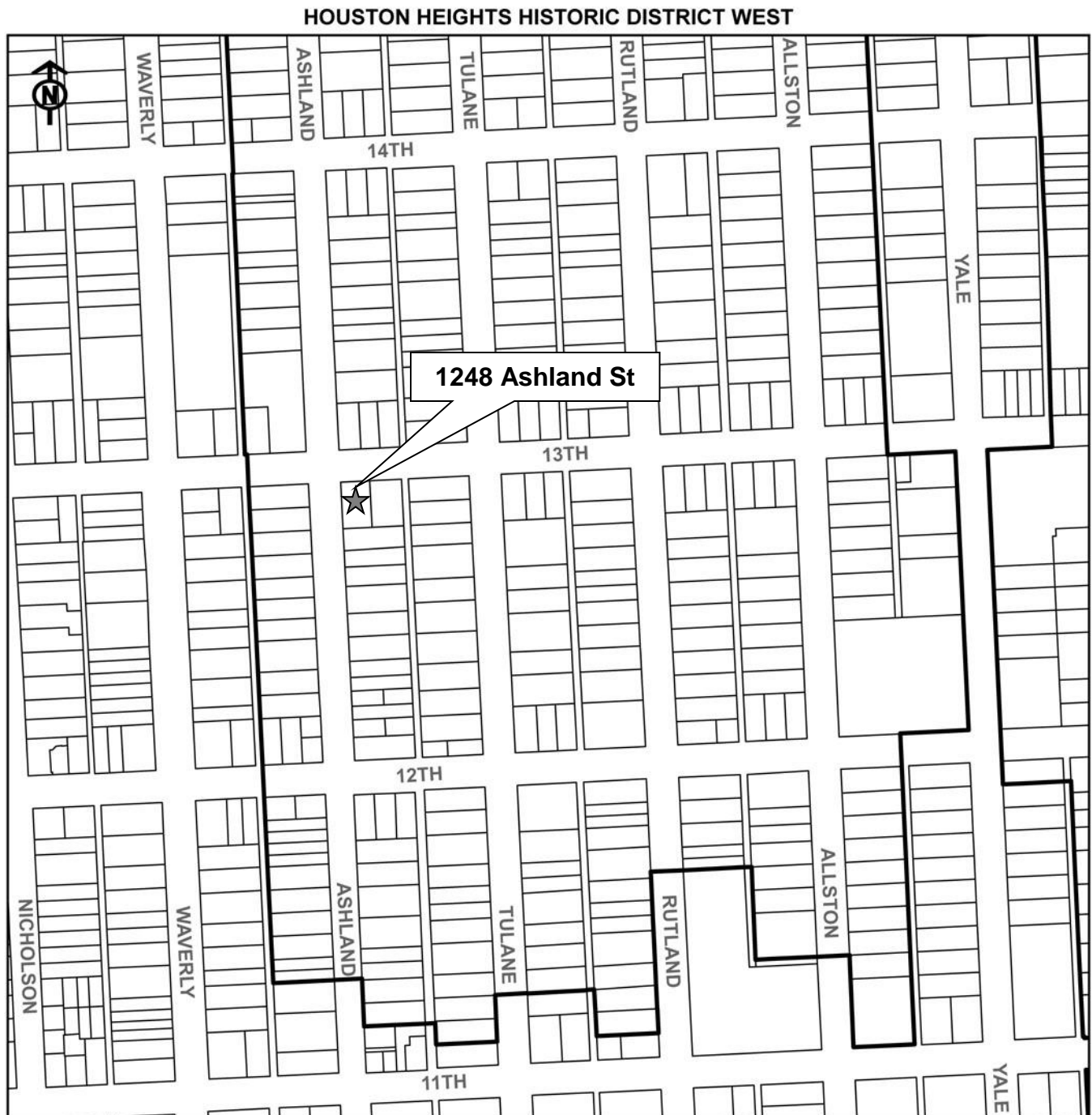
SITE LOCATION: 1248 Ashland Street

AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

HPO File No. 140220

Site Location Map



CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street

AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

HPO File No. 140220

Photo from Historic District Inventory



Current Photograph



CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street

AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

HPO File No. 140220

Neighboring Properties



1240 Ashland- Contributing



1243 Ashland- Non-Contributing



518 W. 13th- Potentially Contributing



1239 Ashland- Potentially Contributing



517 W. 13th- Contributing



521 W. 13th- Potentially Contributing

CERTIFICATE OF APPROPRIATENESS

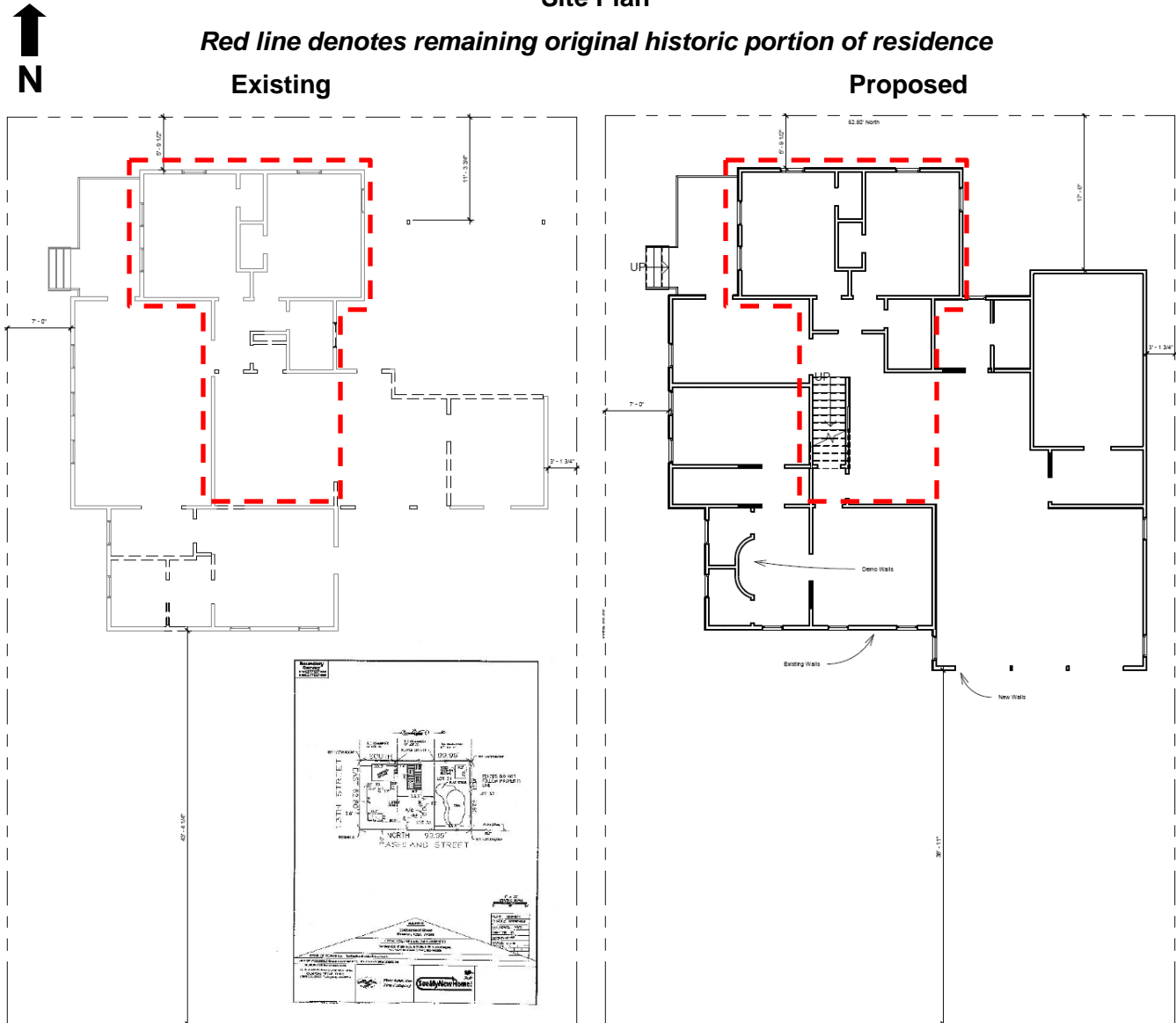
SITE LOCATION: 1248 Ashland Street

AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

HPO File No. 140220

Site Plan

Red line denotes remaining original historic portion of residence

CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street

AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

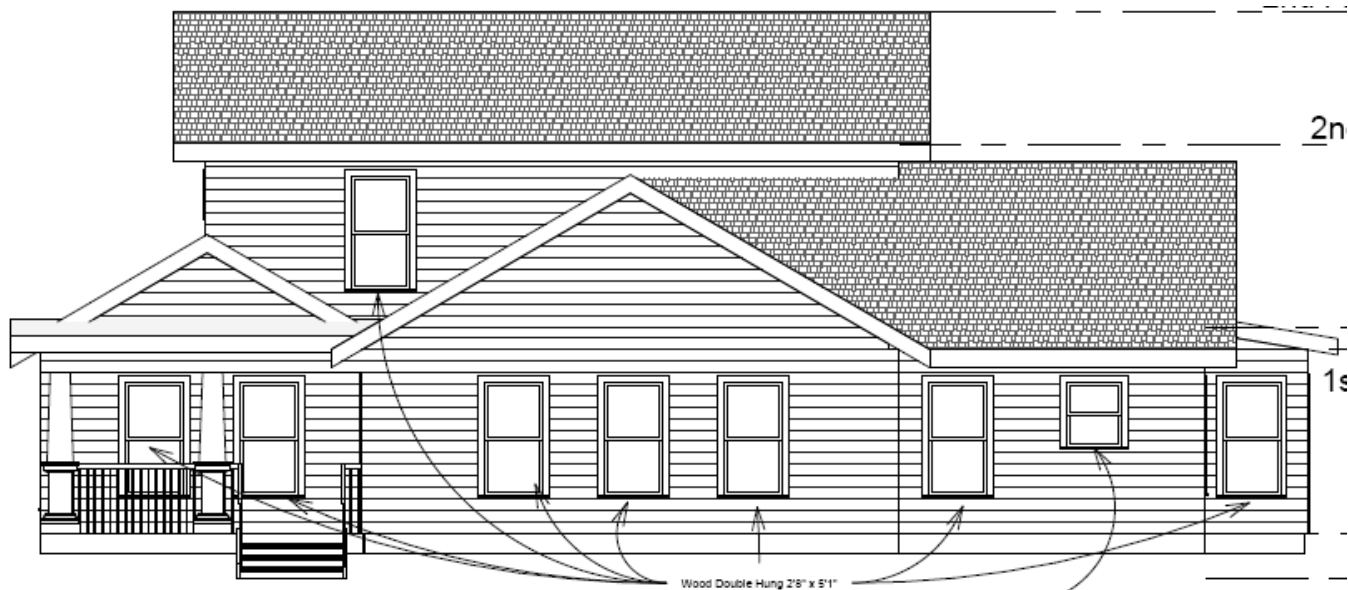
HPO File No. 140220

West Elevation (front facing Ashland St)

Existing



Proposed



CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street

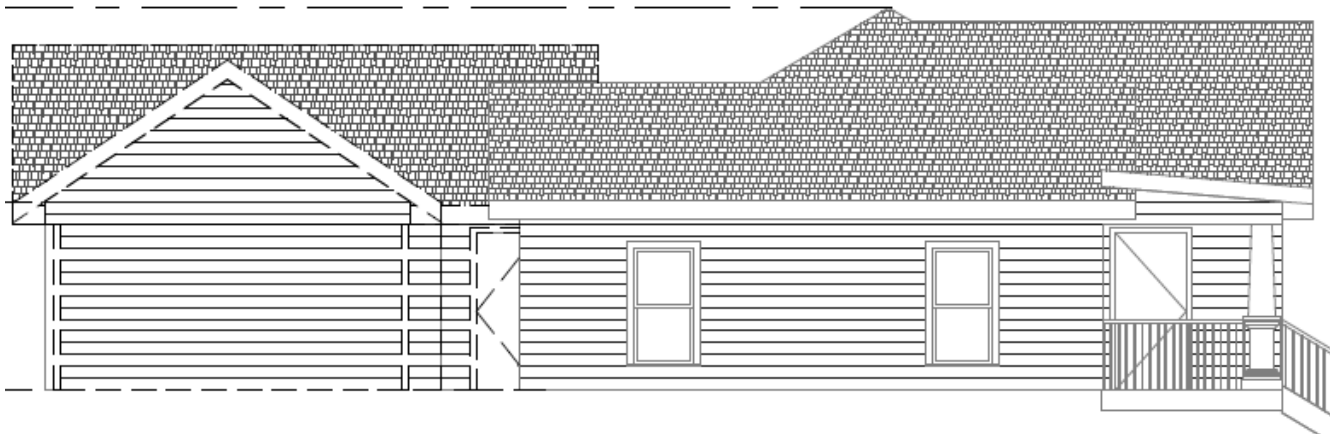
AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

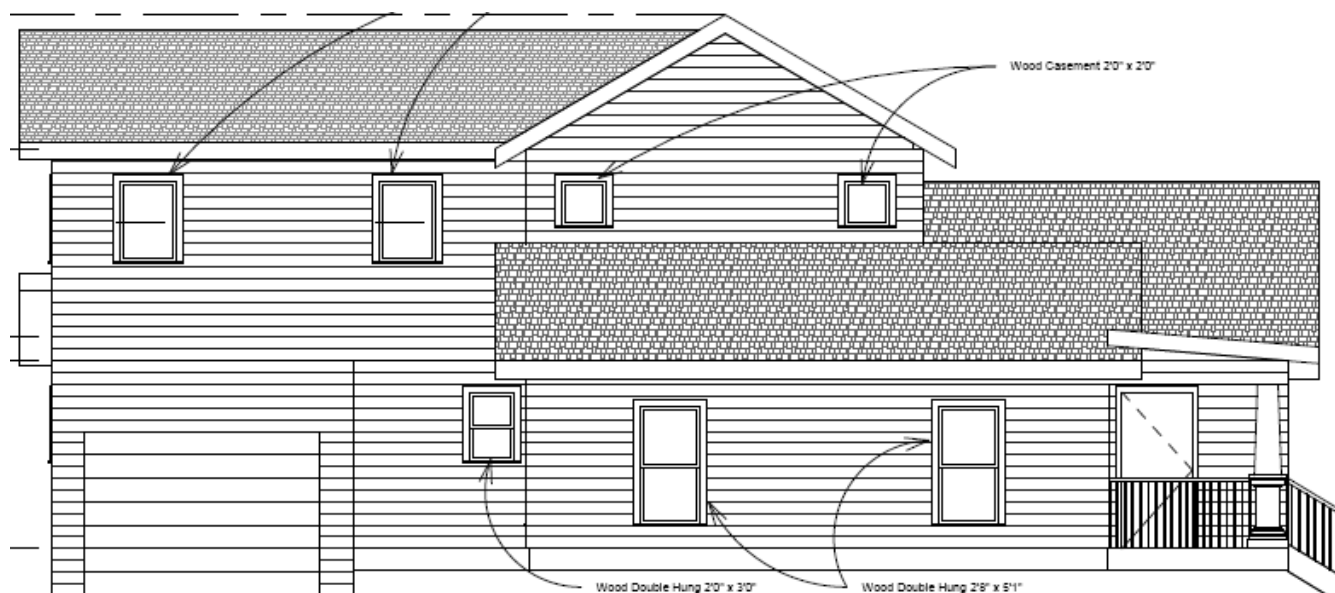
HPO File No. 140220

North Elevation (facing W. 13th St)

Existing



Proposed



CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street

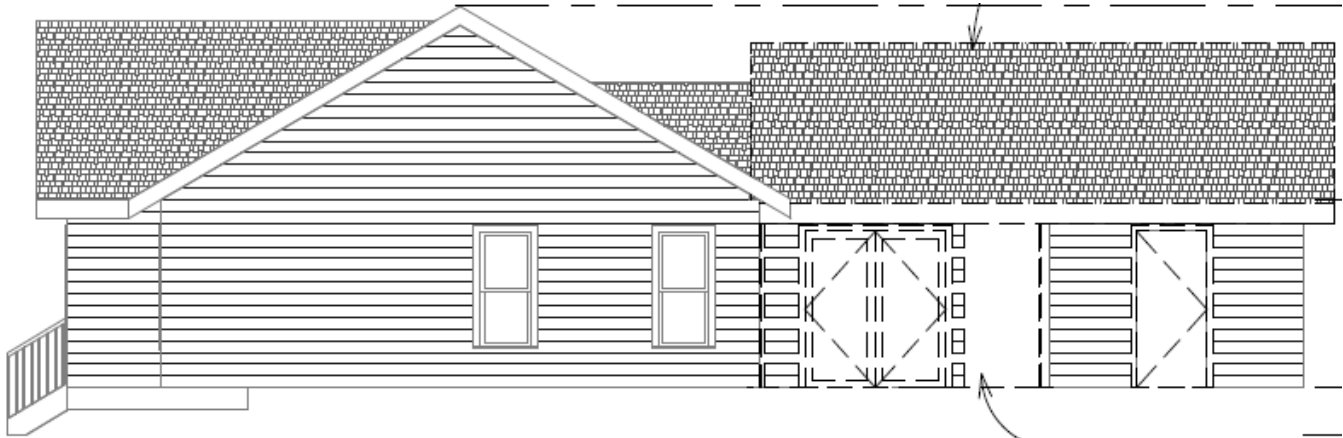
AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

HPO File No. 140220

South Elevation (facing side property line)

Existing



Proposed



CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street

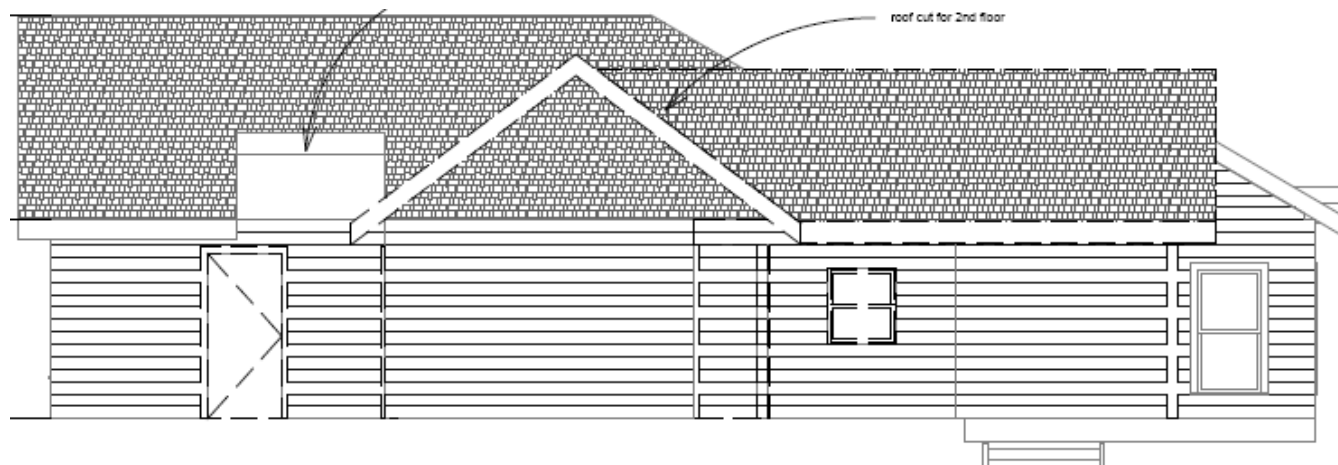
AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

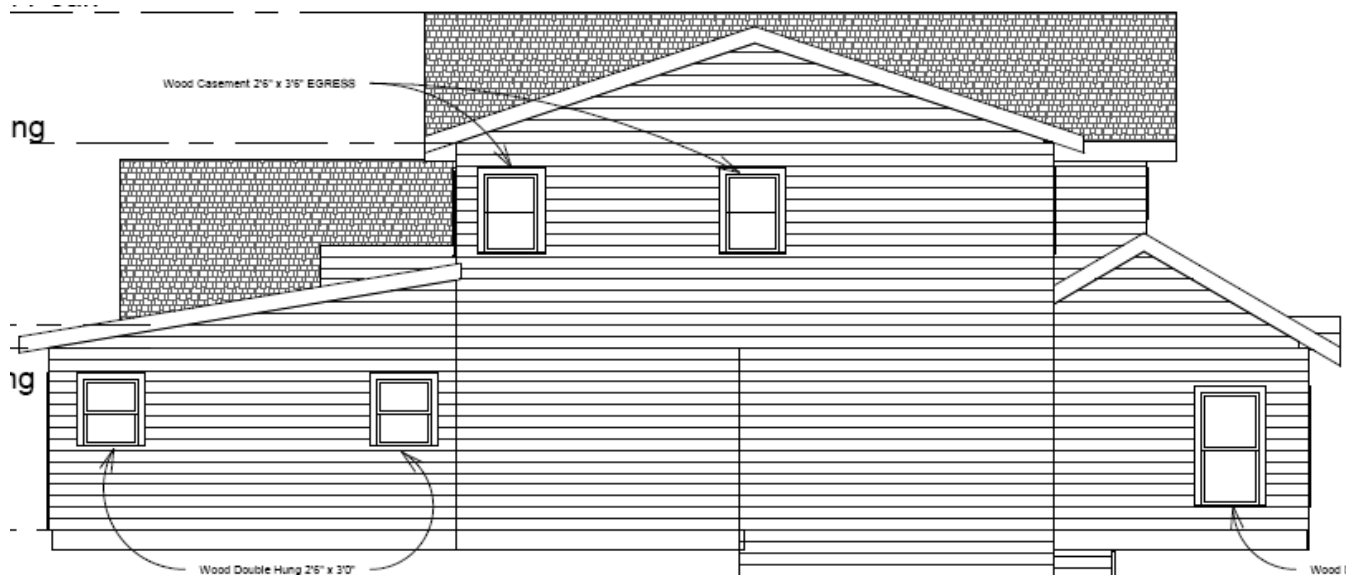
HPO File No. 140220

East Elevation (facing rear property line)

Existing



Proposed



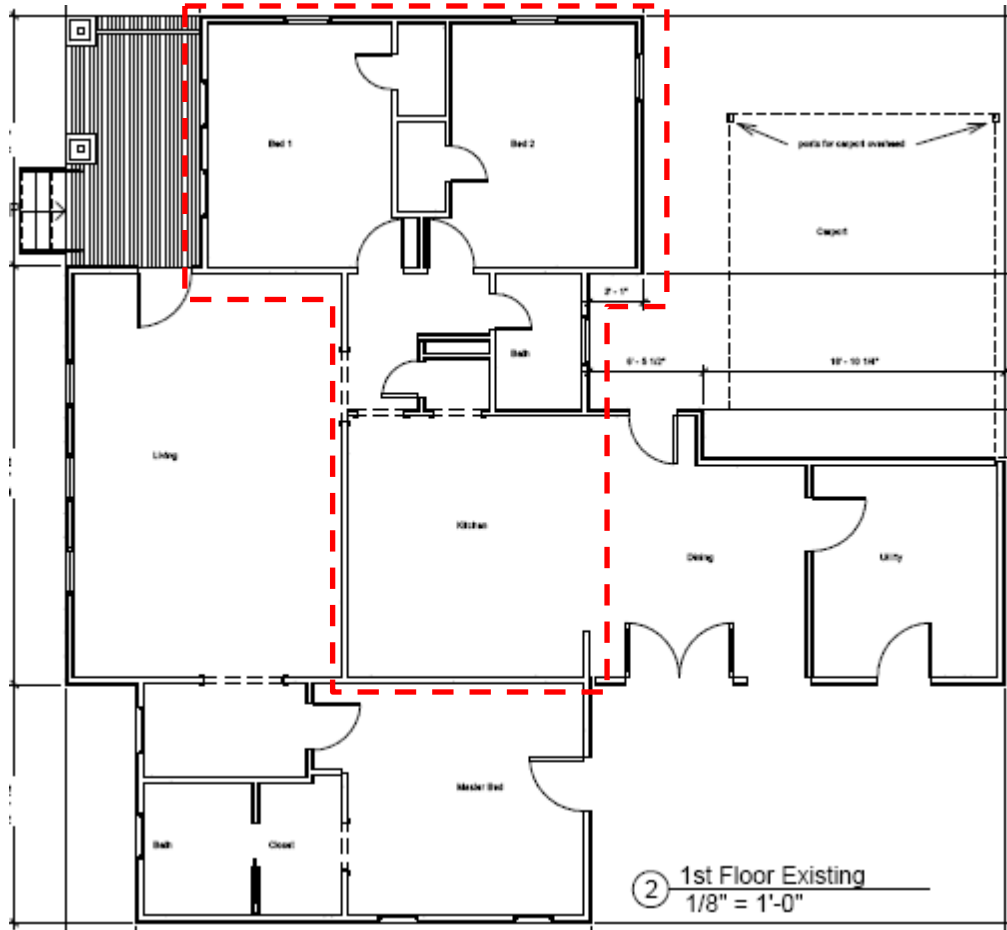
CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street

AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

HPO File No. 140220

Existing Floor Plan*Red line denotes remaining original historic portion of residence***CERTIFICATE OF APPROPRIATENESS**

SITE LOCATION: 1248 Ashland Street

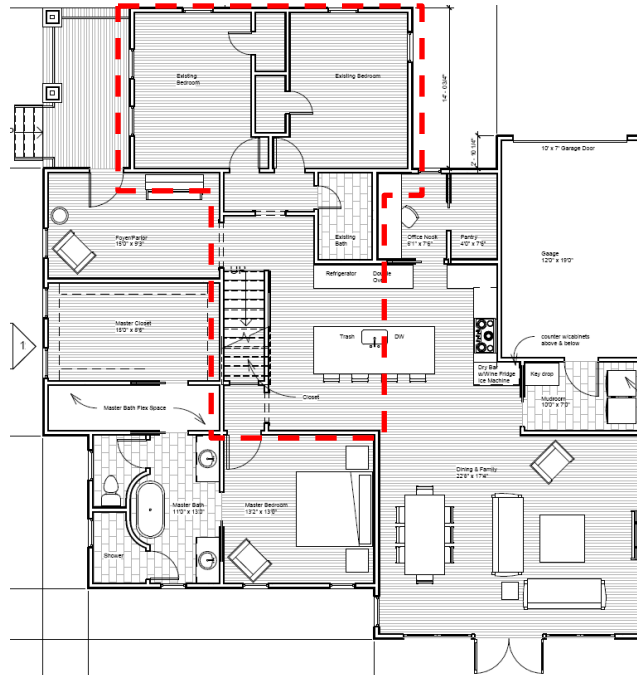
AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

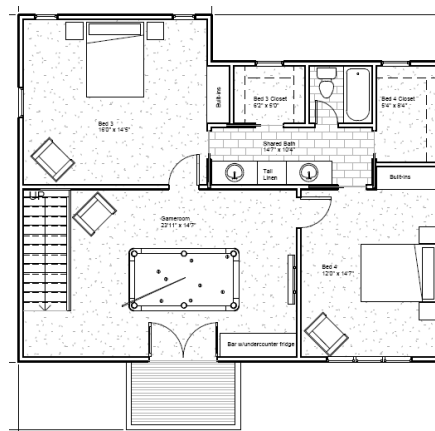
HPO File No. 140220

Proposed Floor Plans

1st



2nd



CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street

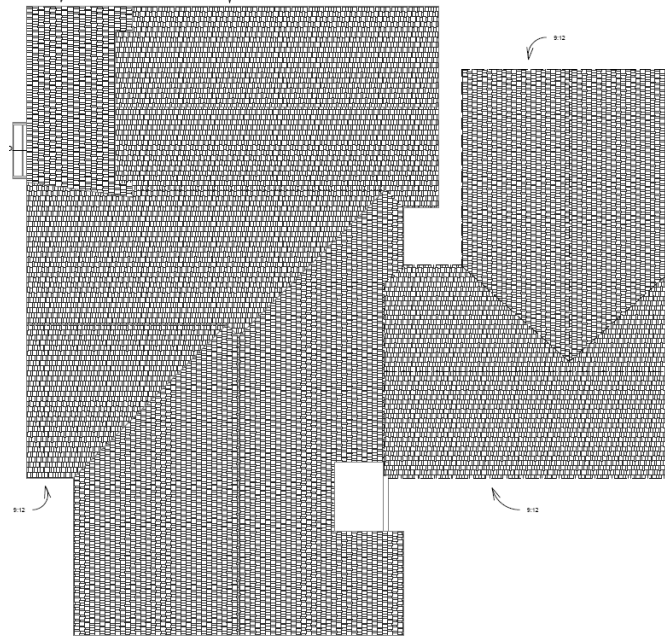
AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

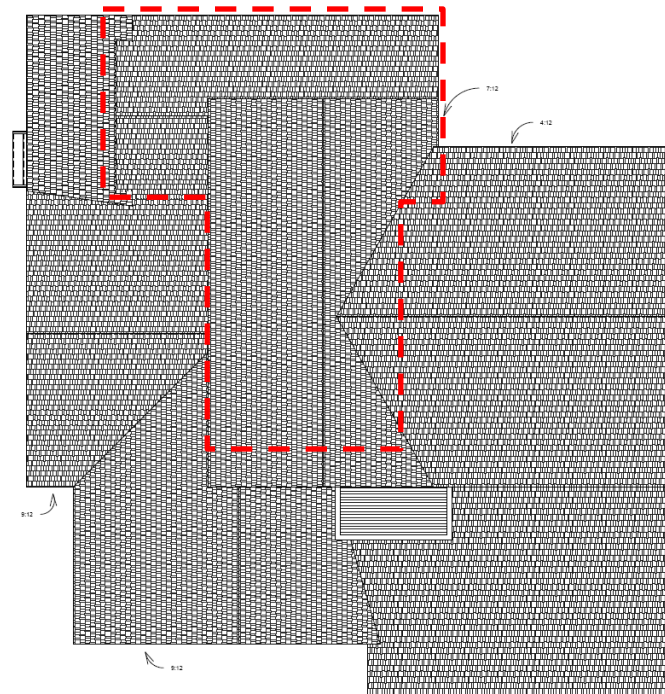
HPO File No. 140220

Existing Roof Plans

Red line denotes remaining original historic portion of residence



Proposed Roof Plans



CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street

AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

HPO File No. 140220

Renderings



② Front Aerial

CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street

AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

HPO File No. 140220



CERTIFICATE OF APPROPRIATENESS

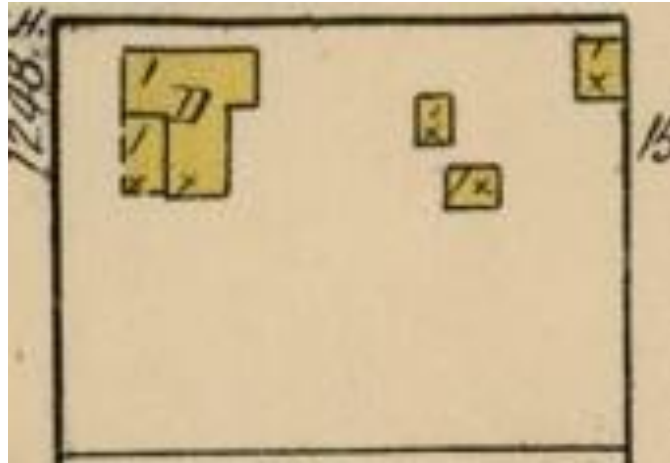
SITE LOCATION: 1248 Ashland Street

AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

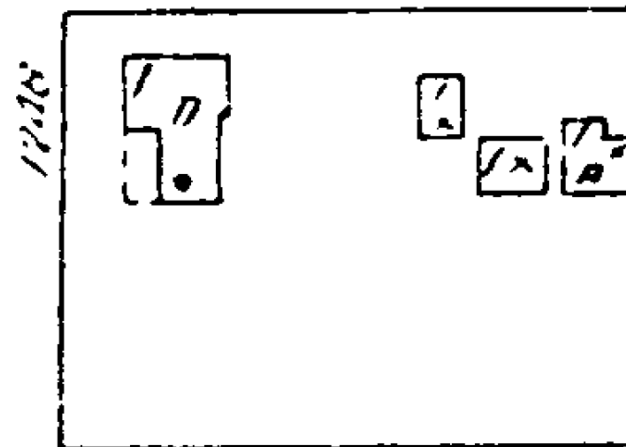
HPO File No. 140220

**Sanborn Fire Insurance Maps
1919**

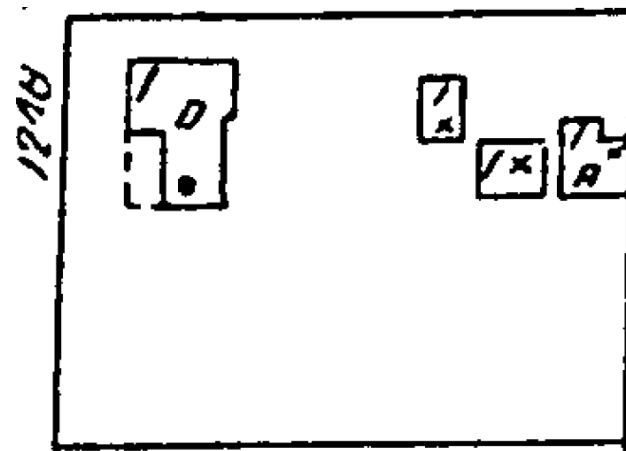


1924-1950

Ashland Street



1924-1951



CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street

AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

HPO File No. 140220

**Other Relevant Application or Staff Review Materials
Tax Assessment Card**

Red line denotes remaining original historic portion of residence

1920s

Map No. _____ Addition <u>Houston Hts.</u>		IMPROVEMENTS																					
Block <u>182</u>	Lot <u>34-35-36</u>	No. Sq. Ft. <u>644</u>	Price Per Sq. Ft. <u>1.90</u> \$ <u>1220</u>																				
OWNER <u>Steele, Mrs. Pearl M.</u>			Percent Good <u>60</u> <u>730</u>																				
ADDRESS <u>1248 Ashland St.</u>			Other Bldgs. <u>0</u>																				
TYPE OF PROPERTY <u>Res.</u> OCCUPIED VACANT			Total All Bldgs. <u>730</u>																				
BASEMENT, Whole Part _____ FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____ WALLS, Brick _____ Stone _____ Hollow Tile, Stucco, Metal, Concrete Blocks, Box _____ Weatherboard _____ ROOF CONSTRUCTION, Concrete, Steel, Wood Truss _____ ROOF, Hip, Gable, Mansard, Flat _____ ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____ EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____			FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____ INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____ HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____ LIGHTING, Electricity _____ PLUMBING, Sewer, Water, Baths _____ ELEVATORS _____ CONDITION, Good, Fair, Bad, Obsolete _____																				
PERMIT DATE _____ NO. _____ AMT. _____		Ashland St LAND VALUE <table border="1"> <thead> <tr> <th>Front x Depth</th> <th>Unit Value</th> <th>Factor</th> <th>Front Ft. Value - - \$</th> </tr> </thead> <tbody> <tr> <td><u>100 x 132</u></td> <td><u>9</u></td> <td><u>113</u></td> <td><u>1010</u></td> </tr> <tr> <td><u>Corn Lot</u></td> <td></td> <td></td> <td><u>30</u></td> </tr> <tr> <td colspan="3"></td> <td><u>1040</u></td> </tr> <tr> <td colspan="3">TOTAL</td> <td></td> </tr> </tbody> </table>		Front x Depth	Unit Value	Factor	Front Ft. Value - - \$	<u>100 x 132</u>	<u>9</u>	<u>113</u>	<u>1010</u>	<u>Corn Lot</u>			<u>30</u>				<u>1040</u>	TOTAL			
Front x Depth	Unit Value	Factor	Front Ft. Value - - \$																				
<u>100 x 132</u>	<u>9</u>	<u>113</u>	<u>1010</u>																				
<u>Corn Lot</u>			<u>30</u>																				
			<u>1040</u>																				
TOTAL																							

CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street

AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

HPO File No. 140220

Red line denotes remaining original historic portion of residence

1956

GROUND PLAN SKETCH

FRONT

Ashland St

Street—Paved - Shell - Dirt

Name _____

(Give full particulars of condition of street and area)

No. Sq. Ft.	Rate	\$
No. Sq. Ft.	Rate	\$
No. Sq. Ft.	Rate	\$
No. Sq. Ft.	Rate	\$
No. Sq. Ft.	Rate	\$
100% Value		\$
40% Value		\$

CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street

AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

HPO File No. 140220

49-49.0-7 Harris County
BUILDING ASSESSMENT
Houston, Texas

Vol. 20 Page 178 Permit No. 4971
Inspector _____
Date 6.7.56

Owner _____
No. 518 West 13th Street
Survey or Addition Houston Heights
Abst. _____ Lot or Tr. (35) 36 Blk. 182
Type _____ Residential _____ Commercial _____
Industrial _____ Pre-Fab _____

Exterior: PermaStone — Rock — Brick Veneer — Frame — Stucco — Concrete Tile — Claytile —
Cedar Shakes — Composition — Shingle — Redwood.
Interior: Sheetrock — Plastered — Paneled — Cellotex — Plywood — None.
Floors: Oak — Plywood — Cement — Tile — Pine — Azrock — Higgins — Terrazzo — None.
Roofing: Shingle — Asbestos — Terra-Cotta — Tile — Composition — Slate — Copper — C-Iron,
Tar and Gravel.
Foundation: Concrete Slab — Piers — Blocks, Beams — Brick — Piers-Wood.
Plumbing: 1 Tile — 2 Tile — 3 Tile — Other: None.
Climatizers: Dual. Temp. Ac-Tons, Attic Ventilation — Central Heat Unit — Gas Stoves — None.
Electrical Equipment: Part — All — Sprinklers.
Condition: New — Good — Fair — Poor — Obsolete.

Permit Val. _____
Year Built _____

Remarks: more on rest
996° @ 245° - 2440 lbs 20% = 1950
9 240° @ .50 = 120 lbs 20% 100
more on 1064° @ 240° - 3550 lbs 30% 1790
1120° @ .60 = 70 lbs 34% 880
Moved here _____ From _____
No. Sq. Ft. 10.12.56 Per Sq. Ft. _____
No. Sq. Ft. _____ Per Sq. Ft. _____
1957 new Assessed Value of Building 1550
Donaghe Jno W

CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street

AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

HPO File No. 140220

Red line denotes remaining original historic portion of residence

1968

14 28
 22
 24 Res 22 1/2 30 Asb bks
 16 8
 518 W. 13th
 24 14
 Asb bks
 Res 30
 22
 1248 Ashland
 996
 1248 Ashland
 996
 EXISTING APPRAISALS, if any -
 100% Value - without depreciation-\$
 Dep.-Ph. 50 % Fu. % Ec. %
 NEW APPRAISALS
 Res 1592 SPB \$ 440 \$ 7000 \$
 OP 128 120 150
 Rs 996 450 4480
 11630
 Low 50% 5820 5810
 Appraiser's name & date J. C. Ring
 TOTAL VALUE \$ 5810
 FOR 19 62 40% \$ 2320 = city
 338 30% = school

CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street

AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

HPO File No. 140220

1968

HARRIS COUNTY BUILDING ASSESSMENT
City of Houston, Texas

Map No. 8A Assmt. No. 49-049-0-07

Permit No. AREA REEVALUATION Date 1968

Owner John D. Donaghe

Street No. 1248 Ashland ; 518 W 13th

Addition Hts Section

Lot No. 34 to 36 Block No. 182

NO. STORIES		ROOF TYPE	INTERIOR	EXTRA FEATURES
<input checked="" type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Gable	<input checked="" type="checkbox"/> S/L & Paper	Finished Attic	
<input type="checkbox"/> Duplex	<input checked="" type="checkbox"/> Hip	<input checked="" type="checkbox"/> Sheetrock	Basement	
<input type="checkbox"/> Garage Apt.		Wood Panels	CARPORT	
FOUNDATION		Plaster	Roof	
<input type="checkbox"/> Concrete Slab	<input checked="" type="checkbox"/> Wood Shingles		Floor	
<input type="checkbox"/> Beam & Piers	<input checked="" type="checkbox"/> Comp. Shingles	<input type="checkbox"/> No. Bedrooms		
<input checked="" type="checkbox"/> Concr. Blks.	<input type="checkbox"/> Tar & Gravel	<input type="checkbox"/> No. Baths	<input checked="" type="checkbox"/> GARAGE	
		Tile	Walls <u>61</u>	
EXTERIOR WALLS		FLOORING	HEATING & COOLING	
<input type="checkbox"/> Brick Veneer	<input checked="" type="checkbox"/> Pine		<u>61</u>	
<input type="checkbox"/> Stone Veneer	Hardwood	A/C, C/H or Dual	Floor <u>dist</u>	
<input type="checkbox"/> Lumber	Asphalt Tile	No. Fireplaces	Ceiled	
<input checked="" type="checkbox"/> Shakes	WtoW Carpets		Doors <u>112</u>	

CLASS — { Base Unit \$ —
A/C C/H \$ —
Total Unit \$ —

EXISTING ASSESSMENTS ON BLOCK BOOK

Land - Assmt. \$ 1400

Impr.-Assmt. \$ 2990

PERMIT VALUE \$ —

Rendered in name of John D. Donaghe

COUNTY ACCOUNT NO. 071249000020 178 34

re-val 390

1968 Need DATE 1160 VALUE

NEW OWNER Donaghe, John A

CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street

AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

HPO File No. 140220

Photos Provided By Applicant

Red line denotes remaining original historic portion of residence



CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1248 Ashland Street

AGENDA ITEM: II.s

HISTORIC DISTRICT: Houston Heights West

HPO File No. 140220



CERTIFICATE OF APPROPRIATENESS